

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 3-17-03

331

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-20
ITEM DESCRIPTION: Final Plat #03-02 by Roger Payne to be known as Century Hills Seventh Subdivision		PREPARED BY: Brent Svenby, Planner

March 12, 2003

Planning Department Review:

See attached staff report dated March 12, 2003 recommending approval subject to the following modifications / conditions:

1. *Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated February 27, 2003.*
2. *The cul-de-sac associated with this plan is indicated as less than 96 feet and shall be posted "No Parking".*
3. *Prior to recording the Final Plat for this development, the applicant shall dedicate an off-site drainage easement to point discharge stormwater between Lots 9 & 10.*

Council Action Needed:

1. *A resolution approving the plat can be adopted.*

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department, GIS Division
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, March 17, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. Yaggy Colby Associates

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

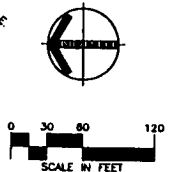


Final Plat #03-02
Century Hills 7th
500' Notification Distance
Ward 5 Nowicki
02/28/03

CENTURY HILLS SEVENTH SUBDIVISION

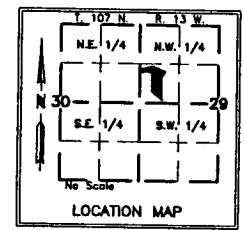


YAGGY COLBY ASSOCIATES
SURVEYORS • ARCHITECTS
LANDSCAPE ARCHITECTS
217 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55901
800.288.6666
FAX 507.288.6666
WWW.YAGGYCOLBY.COM



BEARINGS
Bearings are Minnesota State
Plane Grid Azimuths measured
to the right from grid north.

- MONUMENTS
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments
(Pipe, Rod, Etc.)
- All monuments set have a plastic
cap stamped L.S. 22422.



UNPLATTED

SHANNON
OAKS FIRST

CENTURY HILLS
SIXTH SUBDIVISION

RECEIVE
FEB 14 2003
ROCHESTER OLIMSTED
PLANNING DEPARTMENT

CURVE DATA:

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	108.93	18°54'48"	330.00	108.50	278°38'24"
2	51.74	08°58'57"	330.00	51.68	292°21'41"
3	145.24	32°10'44"	270.00	143.50	281°26'32"
4	55.38	34°40'11"	270.00	53.31	280°22'00"
5	52.80	09°37'59"	330.00	52.55	258°18'04"
6	31.83	05°29'28"	330.00	31.62	266°34'48"
7	64.18	18°07'48"	228.00	63.97	198°47'17"
8	48.43	11°40'08"	228.00	48.35	184°53'21"
9	35.58	38°08'11"	56.48	34.99	201°45'01"
10	9.73	10°08'04"	55.00	9.72	215°00'08"
11	87.29	70°05'50"	55.00	83.17	174°53'11"
12	55.88	58°12'32"	55.00	53.50	110°44'00"
13	80.24	82°45'28"	55.00	57.28	50°15'01"
14	58.39	60°49'52"	55.00	55.69	348°27'22"
15	28.67	30°08'44"	56.48	28.33	333°21'52"
16	5.90	05°58'27"	56.48	5.90	351°24'55"
17	83.83	27°47'52"	172.00	82.83	192°57'14"
18	97.03	27°47'52"	200.00	98.08	192°57'14"

UTILITY EASEMENT DEFINED
An unobstructed easement for the construction and
maintenance of all necessary overhead, underground or
surface public utilities, including rights to conduct
drainage and trimming on said easement.
U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and
maintenance of underground and surface drainage
facilities and utility easement.
D.E. = DRAINAGE EASEMENT

CENTURY HILLS TOWNHOMES
FOURTH SUBDIVISION
CIC NO 199

CENTURY HILLS
TOWNHOMES THIRD
SUBDIVISION
CIC NO 168

L=180.86
R=330.00
Δ=27°53'40"
CH=158.08
CHAZ=102°54'20"

L=198.83
R=270.00
Δ=42°09'05"
CH=184.19
CHAZ=85°46'38"

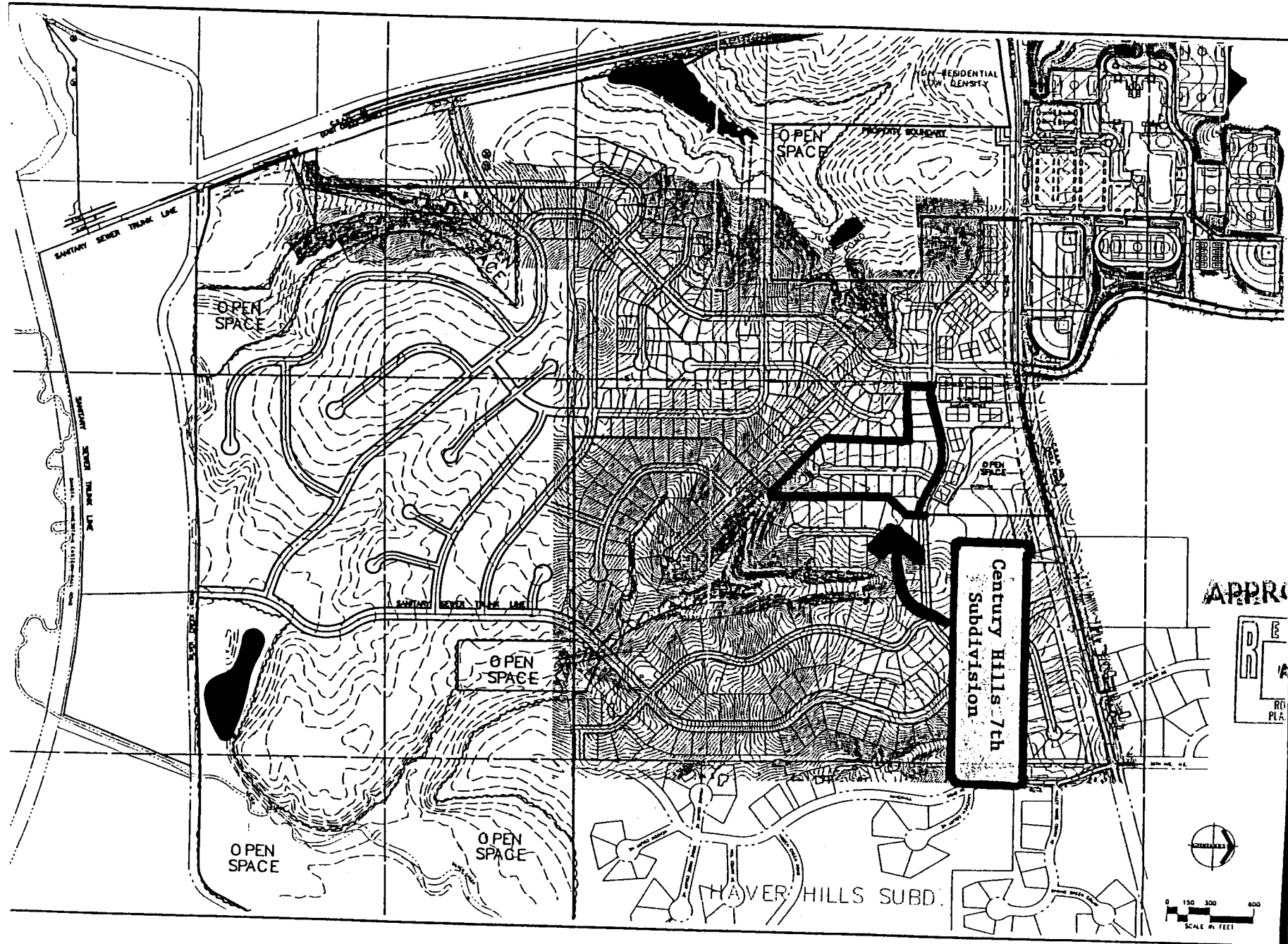
74°42'05"
259.38

L=84.23
R=330.00
Δ=14°37'27"
CH=84.00
CHAZ=82°00'48"

89°19'32"
52.35

333

234



ENGINEERS & ARCHITECTS
SURVEYORS
LANDSCAPE ARCHITECTS
217 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
TEL 507-330-0444 FAX 507-330-0454
E-MAIL INFO@YAGGY.COM

THESE CERTIFY THAT THIS PLAN SPECIFICATION OR RECORD WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

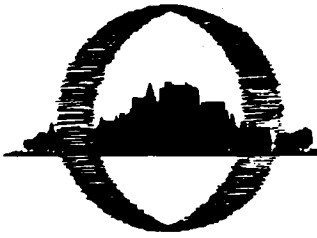
NUMBER DATE

RECEIVED
APR 13 2000
ROCHESTER DISTRICT PLANNING DEPARTMENT

PROJECT NUMBER 6890
COUNTY/STATE FILE 6890gpl 5-4
DATE 4-10-00
DRAWN BY YCA
CHECKED BY
REVISIONS

SHEET NUMBER
1
OF 1 SHEETS

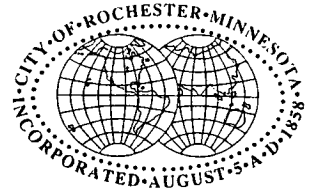
DEVELOPMENT PLAN



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



3351

TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: March 12, 2003

RE: Final Plat #03-02 by Roger Payne to be known as Century Hills Seventh Subdivision. The Plat proposes to subdivide approximately 9.44 acres of land into 25 lots for single family development and proposes to dedicate right-of-way for a cul-de-sac roadway. The property is located south of 21st Street NE, east of Century Hills First Subdivision, west of Shannon Oaks Subdivision and north of Century Hills Sixth Subdivision.

Planning Department Review:

Applicant/Owner: Roger Payne
1700 NE Northwood Drive
Rochester, MN 55906

Surveyors/Engineers: Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments: Rochester Public Works Department
Planning Dept. Wetlands
RPU – Water Division
RPU – Operations Division
MnDOT
Rochester Fire Department

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. Century Hills General Development Plan

Development Review:

Location of Property: The property is located south of 21st Street NE, east of Century Hills First Subdivision, west of Shannon Oaks Subdivision and north of Century Hills Sixth Subdivision.

Zoning: The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.



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Page 2
Final Plat #03-02
Century Hills 7th Subdivision
March 12, 2003

Proposed Development:

This development consists of 9.44 acres of land to be subdivided into 25 lots for single family development .

Roadways:

This plat proposes to dedicate one new right-of-way identified as "Century View Lane NE". This roadway is designed with a 56' right-of-way ending in a cul-de-sac with a 55' radius.

Pedestrian Facilities:

In accordance with current City policy Pedestrian Facilities and the approved Development Agreement, pedestrian facilities will be required along both sides of the proposed cul-de-sac and the entire frontage of the south side of 21st Street NE.

Drainage:

The topography of this plat indicates drainage from north to south.

Grading and Drainage Plans have been approved. Stormwater runoff from the site is being conveyed to a temporary sedimentation basin to be constructed southeast of the plat. Dedication of an off-site drainage easement to point discharge stormwater between Lots 9 and 10 needs to be dedicated.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. The maps do not indicate the presence of wetlands on this property.

Public Utilities:

Final utility construction plans have been approved.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 30 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The City Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication. Land to be dedicated at site of neighborhood park/space located south of Century Hills 5th and identified on the GDP as open space.

General Development Plan:

This property is included within the Century Hills General Development Plan (GDP).

Preliminary Plat Staff Review and Recommendation:

A preliminary plat for this area was approved by the City Council on March 3, 2003. The approval of the preliminary plat was subject to six (6) conditions. The conditions are listed below:

- 1. The Plat shall be revised:**

3371

- a. Change the roadway designation of "Street A" to "Century View Lane NE".**
- 2. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated January 17, 2003.**
- 3. Prior to recording the Final Plat for this development, the dedication of an off-site drainage easement to point discharge stormwater between Lots 9 & 10, shall be required.**
- 4. The cul-de-sac associated with this plan is indicated as less than 96 feet and shall be posted "No Parking" ~~along the entire length of the cul-de-sac.~~**
- 5. Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of the proposed cul-de-sac and the entire frontage of the south side of 21st Street NE.**
- 6. A Storm Water Management Fee shall apply for the benefit of participation in the City's Storm Water Management Plan, for any area of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.**

Planning Staff Review and Recommendation:

The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

- 1. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated February 27, 2003.**
- 2. The cul-de-sac associated with this plan is indicated as less than 96 feet and shall be posted "No Parking".**
- 3. Prior to recording the Final Plat for this development, the applicant shall dedicate an off-site drainage easement to point discharge stormwater between Lots 9 & 10.**

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: Feb 27, 2003
TO: Jennifer Garness
Planning
RE: Century Hills 7th
Final Plat #03-02

Acreage of plat.....	9.44 acres
Number of dwelling units.....	25 units
Density factor.....	.0244
Dedication61 acres
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via:

Deferred land dedication. Land to be dedicated at site of neighborhood park / open space located south of Century Hills 5th and identified on the GDP as open space.

Applicant:
Payne Company
1700 Northwood Drive NE



339 /

February 25, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #03-02 by Roger Payne to be known as Century Hills Seventh Subdivision.

Dear Ms. Garness:

Our review of the referenced final plat is complete and we have no objections.
The final utility plans have been approved.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 3/10/03

The Department of Public Works has reviewed the application for a Final Plat #03-02 for the proposed Century Hills Seventh Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
 2. Execution of a City-Owner Contract is required prior to construction of public infrastructure to serve this development.
- ❖ Development Charges are addressed in the executed Development and Assessment Agreements for this Property, with the exception of:
- Traffic Signs – As Determined by the City Engineer